



LYMINSTER LODGE

STATION ROAD, STEYNING, WEST SUSSEX, BN44 3YL

Hamilton Graham

ESTATE AGENTS

Situated at the entrance to Station Road, just off Church Street/ Vicarage Lane and past the Parish Church. It is a central location for all amenities, including the Steyning Centre, library, modern health centre, leisure centre with swimming pool, schools for all ages, and the High Street with Post Office and shops for everyday needs. The small country town lies at the foot of the South Downs National Park with lovely walking country. Distances: The mainline railway station at Shoreham-by-Sea is about five miles away and the larger coastal towns of Worthing and Brighton are eight and twelve miles respectively. Horsham, Crawley and Gatwick Airport can normally be reached in about 40 minutes by car.

A substantial semi-detached Victorian house with attractive boulder-flint elevations, brick quoins and sash windows under a tiled, pitched roof. The house has been sympathetically extended and provides well-proportioned rooms with lofty 9' ceilings and original features, including pine-panelled internal doors, period fireplaces, picture rails and a fine central staircase. General modernisation is now required and a buyer will see the opportunity to improve this exceptional home to suit their personal needs. An unusual feature is the sizeable garage building with room above, and good off-road parking. There is gas-fired central heating to radiators. No ongoing chain.

Front door to **Spacious Reception Hall**: Understairs cupboard.

Cloakroom: WC and washbasin.

Drawing Room: 15'6" x 12'5" increasing to 15'4" into bay window (4.73m x 3.78m <4.68m). Cast-iron fireplace with tiled inserts and fitted cabinets to either side with shelving over.

Sitting Room: 15'3" x 11'10" (4.64m x 3.61m) Overlooking the secluded garden. Original fireplace with open grate and tiled hearth with fitted shelving to side.

From the entrance hall a corridor leads to the

Kitchen/Breakfast Room: 18'7" x 15' (5.66m x 4.56m) Overlooking the garden. A farmhouse-style kitchen with pine-faced units and tiled work surfaces with inset one-and-a-half bowl sink unit. Gas hob and twin ovens. Matching wall units. Tiled flooring. Cupboard housing modern Glow-worm gas-fired boiler providing hot water and central heating. Door to:

Utility Room: 13'5" x 6'11" (4.08m x 2.1m) Deep butler sink with timber drainers. Space and plumbing for washing machine. Timber and glazed door to garden. Walk-in pantry with fitted shelving.

From the entrance hall a fine staircase with shaped spindles and hardwood banister leads to the first and second floors.

FIRST FLOOR

Landing: Spacious linen cupboard.

Bedroom 1: 15' x 11'5" (4.58m x 3.49m) Double aspect with views to the church. Period fireplace.

Bathroom: Traditional suite of panelled bath, washbasin, bidet and WC. Charming fireplace with shelved cupboard to side.

Bedroom 2: 15'7" x 12'8" (4.75m x 3.85m) Double aspect. Original fireplace. Fitted shelving. Store cupboard.

Bedroom 3: 12'1" x 11'10" (3.68m x 3.61m) Fitted corner cupboards. Original fireplace.

Bathroom 2: Walls tiled to wet areas. Panelled bath, basin and WC.

SECOND FLOOR

Bedroom 4: 14'3" x 12'1" (4.34m x 3.69m) Original fireplace. Double wardrobe cupboard.

Bedroom 5: 14'3" x 11'5" (4.34m x 3.49m) Original fireplace. Window giving access to balcony area with views towards the church.

Bedroom 6: 10'10" x 7'8" max. (3.29m x 2.34m max.) (Ideal for conversion to provide a bathroom on the second floor.)

OUTSIDE

The property is set behind a low brick wall with brick pillars flanking the double-width brick driveway with path leading to the front door and gated access to the rear garden.

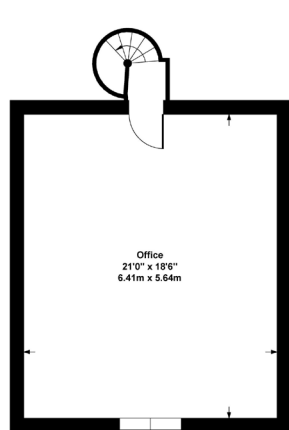
Garden: Enjoying a high degree of seclusion and a westerly aspect with established trees and shrubbery. Brick pathways and deep borders containing a variety of plants and shrubs with climbing wisteria and clematis. Timber garden shed.

Detached Double Garage: 21'8" x 18'1" (6.61m x 5.51m) Pair of up-and-over doors. Power and light connected. Window and personal door. Cold water supply and sink. Deep inspection pit.

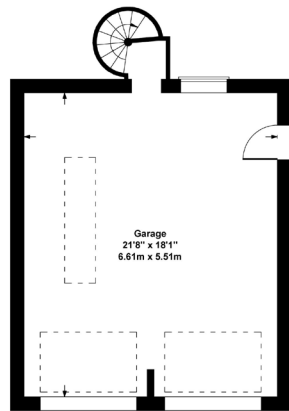
First Floor Studio: 21'0" x 18'6" (6.41m x 5.64m) approached by an external metal spiral staircase. Window. Power and light connected.



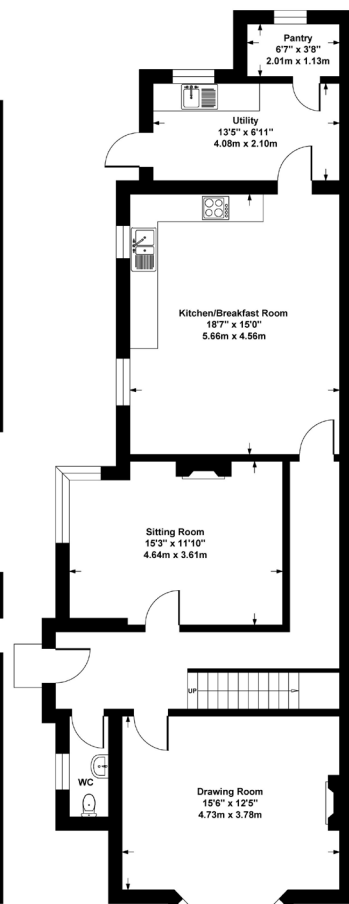




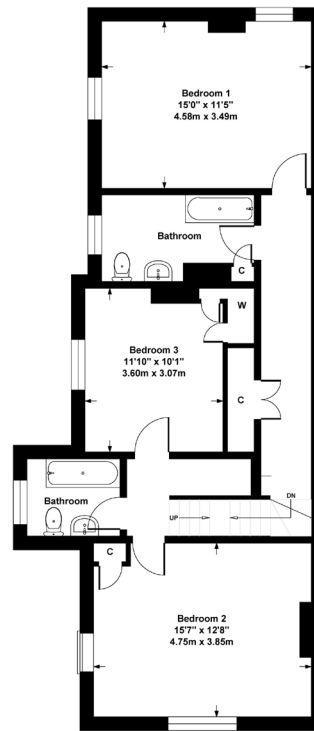
Garage First Floor



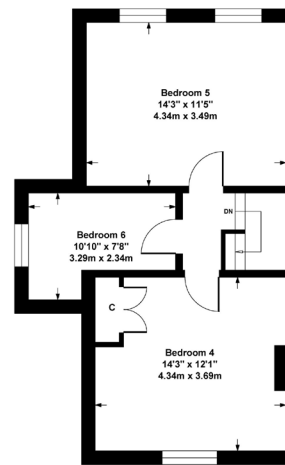
Garage Ground Floor



Ground Floor



First Floor



Second Floor



Total Approximate Floor Area including Garage 3035 Sq FT (282 Sq M)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

Services: All main services are connected | Council Tax: Valuation Band: 'F'

Viewing strictly by appointment with the Agent.

Hamilton Graham
ESTATE AGENTS

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IMPORTANT NOTE

1. Any description or information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
2. Measurements, distances and aspects where quoted are approximate.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.
4. The Vendor does not make or give, and neither Hamilton Graham nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.
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